WARRANTY DEED

Karen Johnson Davidson County
Batch# 364884 **DEEDWARR**
02/28/2020 09:23:28 AM 2 pgs
Fees: $13.00 Taxes: $1,616.16

20200228-0022339

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Stephens and Linda Stephens	**New Owner**	171-03-0A-058.00
(NAME)	(NAME)	
4861 Manassas Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jian Wei and wife, Wei Li,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph Stephens and Linda Stephens, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The execution of this instrument is effected by the signature of Jian Wei as Attorney-in-fact for Wei Li, which Power of Attorney is recorded in Instrument Number 20200228-0022338, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Section Two, Fredericksburg, of record in Nook 7900, Page 509 and Bock 7900, Page 640, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jian Wei and wife, Wei Li by deed dated March 24, 1995 from Radnor Homes, Inc., of record in Book 9628, Page 203, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4861 Manassas Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 24th day of February, 2020.

Jian Wei

Wei Li
By: Jian Wei as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 24th day of February, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jian Wei, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 24th day of February, 2020.

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this 24th day of February, 2020, before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me Jian Wei with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Wei Li as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal this 24th day of February, 2020.

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

File No.: 20-Stephens